WASHINGTON TOWNSHIP
PLANNING BOARD
March 3, 2026
REGULAR MEETING MINUTES

A regular meeting of the Washington Township Planning Board was called to order by Call to Order by Al Frattali, Chairman at 6pm. Mr. Frattali read the Open Public Meetings Act Statement which was followed by the Salute to the Flag.

Planning Board Solicitor, Timothy Scaffidi swore Township Professional Jay Petrongolo, Planner for the planning Board- by Timothy Scaffidi, Esq.

Ms. Ciallella took Roll Call as follows: Mr. Altamuro, Mr. Bidinger, Mr. Centrone, Mr. Del Borrello, Mayor DellaPia, Mr. Ludwig, Mr. McPoyle, Mr. Spinelli, Mr. Woodington, and Mr. Frattali. Mr. Alexander was absent.

Mr. Frattali commented that P&R PROPERTIES AND DESIGN, LLC- 308 HURFFVILLE-CROSS KEYS ROAD, BLOCK 85.15, LOTS 12.02, ESCROW #0283 is postponed until April 7, 2026. TOXAWAY AUTOMOTIVE TURNERSVILLE, LLC 5500 ROUTE 42, BLOCK 196.01, LOT 2.02 ESCROW#0286 is postponed until March 17, 2026. JAKE REID 8 MICHELE CT. BLOCK 80.01, LOT 69 has been postponed indefinitely.

APPLICANT
The Applicant, Bella Vista Village, with property located at 200 Delsea Drive, Block 17, Lot 1, was granted preliminary and final site plan approval per Resolution #2023-26 adopted on November 14, 2023. In a letter dated February 23, 2026, the applicant has requested a one year extension of time to complete the Final Site Plan Approval as noted in the letter. Mr. Frattali asked for a motion to approve the one (1) year extension of time for the applicant Bella Vista Village. There was no discussion. Mr. Woodington motioned which is seconded by Mr. McPoyle. Ms. Ciallella took roll call as follows: Mr. Woodington, Mr. McPoyle, Mr. Altamuro, Mr. Bidinger, Mr. Centrone, Mr. Del Borrello, Mayor DellaPia, Mr. Ludwig, Mr. Spinelli and Mr. Frattali. Mr. Alexander was absent. No one opposed or abstained on this applicant.

PUBLIC HEARING ON FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN PERTAINING TO THE ORDINANCES LIST BELOW:

A. 0004-2026 AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AMENDING CHAPTER 285 OF THE TOWNSHIP CODE TO ESTABLISH ARTICLE XXVIID, ENTITLED "MEDIUM DENSITY AFFORDABLE HOUSING DISTRICT," TO PROVIDE AFFORDABLE HOUSING UNITS TO BE DEVELOPED SUBJECT TO CERTAIN CONDITIONS AND REQUIREMENTS

B. 0005-2026 AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AMENDING CHAPTER 285 OF THE TOWNSHIP CODE TO ESTABLISH ARTICLE XXVIIE, ENTITLED "AHD AFFORDABLE HOUSING 1 DISTRICT," TO PROVIDE AFFORDABLE HOUSING UNITS TO BE DEVELOPED SUBJECT TO CERTAIN CONDITIONS AND REQUIREMENTS

C. O006-2026 AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GOUCESTER, STATE OF NEW JERSEY, AMENDING CHAPTER 285 OF THE TOWNSHIP CODE TO ESTABLISH ARTICLE XXVIIF, ENTITLED "RAHI 1 RESIDENTIAL AFFORDABLE HOUSING INCLUSIONARY 1 DISTRICT," TO PROVIDE AFFORDABLE HOUSING UNITS TO BE DEVELOPED SUBJECT TO CERTAIN CONDITIONS AND REQUIREMENTS.

D. O007-2026 AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLUCESTER, STATE OF NEW JERSEY, AMENDING CHAPTER 285 OF THE TOWNSHIP CODE TO ESTABLISH ARTICLE XXVIIG, ENTITLED "RAHI 2 RESIDENTIAL AFFORDABLE HOUSING INCLUSIONARY 2 DISTRICT," TO PROVIDE AFFORDABLE HOUSING UNITS TO BE DEVELOPED SUBJECT TO CERTAIN CONDITIONS AND REQUIREMENTS

E. O008-2026 AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF OUCESTER, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING THE DELSEA DRIVE REDEVELOPMENT PLAN

F. O009-2026 AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GOUCESTER, STATE OF NEW HESREY, REPEALING AND REPLACING ARTICLE XXXVIII, ENTITLED "AFFORDABLE HOUSING REGULATIONS" TO ADDRESS THE REQUIREMENTS OF THE FAIR SHARE HOUSING ACT (FHA) AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE TOWNSHIP'S AFFORDABLE HOUSING OBLIGATIONS AND TO MAKE RELATED AMENDMENTS TO THE TOWNSHIP CODE

The Township's Planning Board Planner, Joseph Petrongolo, L.L.A., R.L.A., P.P., explained to the Planning Board the purposes of the Ordinances including but not limited to addressing affordable housing zoning provisions in those Zoning Districts and are consistent with the Township's Master Plan Mr. Frattali asked for a motion to open public participation regarding the Fourth Round Housing Element and Fair Share Plan Pertaining to the Ordinances listed. Mr. Ludwig motioned, which was seconded by Mr. Bidinger. All was in favor. No one from the public wished to speak. Mr. Frattali asked for a motion to close public participation. Mr. Bidinger motioned, which was seconded by Mr. Woodington. Mr. Frattali asked for a motion for recommending the above ordinances to council. Mr. Altamuro motion. Mr. Bidinger seconded. Ms Ciallella took roll call as follows: Mr. Altamuro, Mr. Bidinger, Mr. Centrone, Mr. Del Borrello, Mayor DellaPia, Mr. Ludwig, Mr. Spinelli, Mr. Woodington and Mr. Frattali. Mr. Alexander was absent. No one opposed and No One abstained.

RESOLUTION

2026-15 RESOLUTION OF THE TOWNSHIP OF WASHINGTON PLANNING BOARD ADOPTING THE FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

Mr. Frattali asked for a motion to approve Resolutions 2026-15. Mr. McPoyle motioned. Mr. Woodington seconded.

Roll Call as follows: Mr. McPoyle, Mr. Woodington, Mr. Altamuro, Mr. Bidinger, Mr. Centrone, Mr. Del Borrello, Mayor DellaPia, Mr. Spinelli Mr. Woodington, and Mr. Frattali

Abstain: None

Absent: Mr. Alexander

Opposed: None

Agenda continued

Old Business/New Business
Members had nothing to report.

Public Participation
Mr. Frattali asked for a motion to open to the public. Mr. Bidinger motioned which was seconded by Mr. Spinelli. No one wished to speak from the public. Mr. Frattali asked for a motion to close to the public. A motion was made by Mr. Bidinger motioned which was seconded by Mr. Spinelli. All was in favor.

Adjournment
Mr. Frattali stated the next meeting will be Tuesday, March 17, 2026 and asked for a motion to adjourn the meeting. A motion was made by Mr. Ludwig, which was seconded by Mayor DellaPia. All was in favor. The meeting adjourned at 6:15pm.

These minutes are a brief summary of the proceedings that took place during the Washington Township Planning Board Regular meeting held March 3, 2026 and should not be taken as verbatim testimony.

Respectfully,

Christine Ciallella, RMC/CMR
Planning Board Secretary